



## **PUBLIC PARTICIPATION PLAN**

### **Nortar Inc Site, Former American Tar Company Site** at 1700 North Northlake Way *Seattle, Washington*

Prepared by Equipoise Corporation  
12571A Corliss Avenue  
Seattle, Washington 98133

For

Triad Northlake LLC  
2815 Alaskan Way, Suite 228  
Seattle, Washington 98121

With

Washington State Department of Ecology  
Northwest Regional Office  
3190 160<sup>th</sup> Avenue SE  
Bellevue, Washington 98008-5452

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## **1.0 INTRODUCTION**

The Nortar Site, former American Tar Company (ATCO) Facility located at 1700 North Northlake Way, Seattle, Washington (herein after referred to as the Site) (Figure 1) contains contamination from historical industrial activities. This property can be described as a Brownfields site. Brownfields sites are typically underused or abandoned because of environmental contamination. In the past, such environmental contamination precluded the sale or redevelopment of such properties because of real or perceived potential environmental liability. Nationally, communities, developers, agencies and others are working to change the way we manage and regulate Brownfields sites to encourage their redevelopment. The Washington Department of Ecology (Ecology) and the U.S. Environmental Protection Agency embrace Brownfields Redevelopment as an important program.

Triad Northlake L.L.C. (Triad) recently obtained an option to purchase the Nortar site for redevelopment. Prior to redeveloping the site, the environmental contamination must first be addressed and cleaned up. Triad conducted a comprehensive environmental investigation and has submitted a Cleanup Action Plan (CAP) for Ecology's review. Once Ecology completes their review and the public has an opportunity to comment, the document will be finalized and a formal agreement and schedule for the cleanup will be ready for implementation.

This Public Participation Plan describes a program for community involvement during the site cleanup, Phase I of the project. Phase II will be redevelopment of the site. Although information about redevelopment is included in this plan, public participation activities for Phase II are the sole responsibility of Triad and will be addressed separately.

This plan is designed to provide a sequence of activities integrated with the technical studies that will inform the public about the investigation and cleanup process and solicit their participation. While certain aspects of the plan are prescribed by regulation, the intention is to customize the approach to meet the specific community information needs and the specific site characteristics. The plan complies with the Washington State Model Toxics Control Act (Chapter 173-340-WAC) commonly known as MTCA, the regulations that guide site cleanup.

### **1.1 PUBLIC PARTICIPATION AT SITE CLEANUP**

Public participation is a fundamental element of MTCA. Under the regulations, sites undergoing investigation and cleanup of contaminated substances with oversight from Ecology require a Public Participation Plan. Such plans integrate a series of community outreach mechanisms with the ongoing technical studies and land use issues to solicit public participation. While certain aspects of the plan are prescribed by regulation, customizing the information needs of a specific community is the plan's intent. Active solicitation of community participation will result in a more focussed and effective cleanup and future land use of the site.

### **1.2 ROLES AND RESPONSIBILITIES OF PLAN PARTICIPANTS**

Triad, with input and oversight by Ecology, proposes to cleanup and redevelop the site. Triad is not listed as a Site potential liable party. Rather, they seek to enter into an agreement with

Ecology that will address the site environmental issues and protect them from future environmental liability. Such an agreement will allow the redevelopment of the site to move forward and provide the community benefits associated with returning the entire site to more productive land use. Triad and Ecology, working jointly under this agreement called the Prospective Purchaser Agreement Consent Decree, will be responsible for implementing the Plan that is presented in this document.

### 1.3 PLAN OVERVIEW

In addition to the introduction provided above, the Site Public Participation Plan has been organized into the following Sections:

- ‘ **Section 2.0 – Site Background:** Section 2.0 provides background Site information including, the Site location and description, operational history, current Site status, potential constituents of concern, and a summary of the Site redevelopment plan.
- ‘ **Section 3.0 – Community Profile:** Section 3.0 presents a summary of the Wallingford community, based in part on discussions between the Wallingford Community Council during recent meetings in which Triad has participated.
- ‘ **Section 4.0 – Site Cleanup and Redevelopment Process:** Section 4.0 summarizes the environmental regulations and how they apply to the site, how the constituents and media of potential concern are being addressed, and how the site cleanup will be conducted. This section also identifies important project milestones.
- ‘ **Section 5.0 – Public Participation Activities and Responsibilities:** Section 5.0 summarizes the planned public involvement tools that will be used to facilitate public participation.
- ‘ **Section 6.0 – References:** Section 6.0 lists references cited in this document.

## **2.0 BACKGROUND**

### **2.1 SITE LOCATION AND DESCRIPTION**

The NORTAR/former ATCO Facility is located at 1700 North Northlake Way in North Seattle (Figure 1). The site occupies approximately two acres of property that is situated on a steep south-facing slope. North to south property boundaries decrease 30 feet in elevation from approximately 60 feet above Mean Sea Level (MSL) to an elevation of approximately 28 feet above MSL. The slope extends from north of the Site southward to Lake Union, which is located approximately 500 to 600 horizontal feet south of the Site. Bordering the Site to the north are retail businesses, a parking lot and North 34<sup>th</sup> Street. Bordering the Site to the south are North Northlake Way and Gas Works Park (which is situated on the shore of Lake Union). Bordering the Site to the east is Wallingford Avenue North and a brush covered vacant lot. Bordering the Site to the west is Densmore Avenue North and a parcel of property owned by King County Metro Transit Division (METRO).

Several structures are located at the Site. Site features are illustrated on Figure 2. Structures include six metal buildings, one wood building, and one concrete block building. Two of the metal buildings were not part of the former ATCO operations. The metal building located in the southeast corner of the property was constructed in 1978; the metal building located in the northeast property corner was constructed in 1986 (refer to Figure 2). The majority of the intervening space on the property is paved with asphalt or concrete.

### **2.2 SITE HISTORY**

From 1956 to the late 1980's, ATCO manufactured roofing products and formulated wood preservatives at the Site. ATCO sold the property to NORTAR, Incorporated (NORTAR) in the early 1990's. As part of the sale, ATCO dismantled and removed the tank farm and associated piping, along with the majority of equipment associated with ATCO's previous business activities. The property is presently owned by NORTAR, who leases portions of the property out to a variety of tenants.

During manufacturing operations, ATCO produced asphalt coatings, asphalt adhesives and cements, coal tar coatings and cements, aluminum coatings, foundation/damp proofing products, driveway products, wood preservatives, building papers and fabrics, and specialty coatings. Many of the raw materials (e.g., coal tar and creosote) for the manufacturing of several of the products listed above were produced as a byproduct of coal gasification activities that were conducted at a plant formerly located on the present site of Gas Works Park. Other raw materials, purchased from outside vendors, included: asphalt roof coating, wood preservatives, xylene, adhesive, refined coal tar, roof primer, gilsonite-asphalt paint, mineral spirits, carbon elastic paint, creosote, and water proof coating.

Several of the surrounding properties also have past activities of environmental concern. A Chevron bulk fuels storage terminal operated on the property immediately to the west across Densmore Avenue North from 1926 until METRO purchased the property in 1982. Seven large above ground tanks from the former Chevron tank farm are slated to be removed in 1999. Hazardous chemicals associated with this site are primarily petroleum hydrocarbons, specifically

diesel. Environmental remediation is being conducted at the METRO/former Chevron property during 1999 through 2001.

Gas Works Park lies immediately to the south of the Nortar Site, across North Northlake Avenue and southeast. Seattle Gas & Light Company constructed and operated a coal gasification plant from 1906 to approximately 1956 at the current location of Gas Work Park. The shoreline of Lake Union bounds Gas Works Park to the south. Remediation of environmental hazards associated with the former gas plant is ongoing and planned for 1999--2005.

## **2.3 HISTORICAL SITE OPERATIONS**

Historical ATCO operations resulted in environmental impacts that are divided into three areas and described below.

### **2.3.1 Former Tank Farm Area**

Approximately 16 above ground tanks were formerly located across the northern portion of the west half of the Site in the Tank Farm Area (Figure 2). These tanks contained a variety of raw materials for the manufacturing processes. Raw materials in the tank farm were piped above ground to the manufacturing areas.

### **2.3.2 Wood Preservative Formulation Area**

The wood preservative formulation area is located in the west central portion of the Site. The main feature of this area is a 20 by 50-foot metal building located along the western property boundary (Figure 2). Wood preservative formulation involved mixing, blending and repackaging raw materials for distribution. Blending, mixing and repackaging activities were conducted in the central portion of the building. Wood preservatives that were mixed and repackaged included creosote, two copper compounds, and pentachlorophenol/mineral spirit mixtures.

### **2.3.3 Other Operations Area**

The other operational areas refer to the former Site operations conducted south of the wood preservative formulation area within and east of a large metal building (referred to as the Tar Manufacturing Building on Figure 2) that borders the western portion of the Site. Former Site features once located within this area included above ground asphalt and tar mixing tanks, underground saturators and above ground tanks.

Other building structures in the Other Operations Area were primarily used for storage of finished products and paper used for the manufacturing of roofing materials. The wooden building structure located in the southwestern portion of the property housed ATCO's administrative offices.

## **2.4 POTENTIAL CONSTITUENTS OF CONCERN**

Past facility operations conducted by ATCO included manufacturing of coal tar and asphalt-roofing products, and wood preservative product formulation. The raw materials used in the manufacturing and formulation processes were typically liquids of various viscosities. Raw

material constituents included mineral spirits, ethylbenzene and xylenes, polynuclear aromatic hydrocarbons (PAHs), and pentachlorophenol (PCP).

Other chemicals encountered at the site include isolated occurrences of chlorinated solvents and benzene. The source of these constituents is not known.

## **2.5 PROPOSED LAND USE**

The future use of the Site as presented in this section assumes that the Cleanup Action Plan (CAP) is implemented through a Prospective Purchaser Agreement Consent Decree with Ecology. The Site redevelopment plan that allows for commercial/residential land use requires that Triad's application for a Contract Rezone be approved by the City of Seattle (City). The rezone process and associated applications and negotiations with the City will proceed separately under the City review process.

One environmental checklist was submitted by Triad to both Washington State Department of Ecology (Ecology) and the City of Seattle (City). The environmental review will be phased. Ecology and the City have agreed to share lead agency responsibilities. Ecology will take the lead for Phase 1, the MTCA cleanup, and issue a threshold determination. Based on the checklist and other documents, Ecology expects to issue a determination that the cleanup phase will not adversely effect the environment and has prepared a draft Determination of Non-Significance (DNS). The City will take the lead for Phase 2, redevelopment and will issue a threshold determination as part of the Master Use Permit process.

Triad proposes to fully address Site environmental issues and redevelop the Site for mixed commercial-residential land use. Their conceptual plan calls for construction of a multi-story mixed-use (multi-family/commercial) building. Existing site structures will be removed. Retail commercial and/or "live-work" land use is envisioned along street grade. Approximately 100 residential units in three separate multi-story wood frame structures over a concrete/masonry Type 1 first floor and below grade structure. Parking for approximately 170 vehicles will be provided in a below ground-parking garage with access to Densmore Avenue North. The proposed massing of the project is broken into three structures, with interior courtyards and walkways. Conceptually, the structures will step down the hill.

Additionally, as part of this project, Triad has expressed a willingness to participate in the Wallingford Steps Project. This project is adjacent to the Site to the east and involves right-of-way improvement development at the southern end of Wallingford Avenue North. The Wallingford Steps project is supported by the neighborhood and will provide a pedestrian corridor to Gas Works Park.

Triad's proposed redevelopment provides increased land use benefits to the community. Further, the redevelopment will result in the elimination of threats to human health and the environment on a more timely basis than would otherwise occur.

### 3.0 COMMUNITY PROFILE

The Site is located 500-600 feet from the north shore of Lake Union in the City of Seattle, the largest lake within the city and the largest city within Washington. Seattle is the metropolitan center of the Pacific Northwest and in 1995 had a population of 534,000 within the city limits and 2,000,000 in the metropolitan area. The area surrounding the site is a mixture of residential, commercial and industrial development. The site is located in the Wallingford neighborhood, a portion of which has been proposed for designation as a Residential Urban Village by the City of Seattle. Wallingford has its own Chamber of Commerce, Senior Center, and Community Council. The area surrounding Lake Union also has a community organization (Lake Union District Council). Residents of the Wallingford Community are well known for their active commitment to neighborhood issues. A description of this community is provided below.

#### 3.1 WALLINGFORD COMMUNITY DESCRIPTION

The Wallingford Community celebrated its centennial anniversary as a city district in 1991. Wallingford's early development hinged on the emergence of Lake Union as a hub for transportation and industry. The Seattle Gas Plant (now Gas Works Park) was established in 1906. The growth of transportation was facilitated by the construction of the Lake Washington Ship Canal in 1919 and spurred industrial growth in the area. The area encountered rapid residential growth in the early 1900's, with settlers drawn by the industry along the lake. Wallingford's growth slowed in the 1950's as many families followed the national trend of moving to the suburbs. The Seattle Gas Plant was closed in 1956 and the community fell into disrepair. Wallingford continued to decrease in population until the beginning of the 1970's. The Wallingford Community Council was formed in the late 1960's to provide a voice for neighbor's concerns about neighborhood improvement. The Seattle Gas Plant site was purchased by the City and opened as a public park in 1984. For more than two decades the Wallingford community has grown and the Council continues to effectively represent community interests today.

By the 1980's Wallingford had established itself as a desirable residential neighborhood with sweeping territorial views, proximity to downtown, the Burke-Gilman Trail, Gas Works Park, Green Lake and Woodland Park. The community recently developed a 20-year Neighborhood Plan. The Wallingford 2020 Vision Statement prepared by "Team Wallingford"- a group of Seattle neighborhood volunteers who participated in the neighborhood planning project, generated the following vision statement for the community:

*We envision Wallingford as a community where . . .*

- ' Neighbors are encouraged to know one another, to celebrate together and to join in making decisions about the future of the community together;
- ' People value the safety and education of children, and welcome residents of all ages, incomes and cultures;
- ' People can work and shop at a variety of local businesses and where those businesses can thrive;
- ' People feel safe and comfortable walking, riding a bicycle, using public transportation or driving, and where streets are pleasant public places; and

- ‘ Citizens practice responsible stewardship of the architectural, cultural and natural environment so that everyone may enjoy the green spaces, intimate scale and historic character of the neighborhood.

## 3.2 KEY COMMUNITY CONCERNS

Wallingford community concerns have been compiled through attendance and presentations to the Wallingford Community Council monthly meetings. Triad has presented conceptual redevelopment plans to the Council at two meetings conducted on September 3 and October 7, 1998. In addition, community web pages were reviewed on the Internet. The reviewed web pages included reprints of Seattle PI and Seattle Times newspaper articles ([www.seattle-pi.com/pi/neighbors/wallingford/numbers.html](http://www.seattle-pi.com/pi/neighbors/wallingford/numbers.html)), City of Seattle Public Access Network information ([www.pan.ci.seattle.wa.us/npo/plans/wallford/wallhome.htm](http://www.pan.ci.seattle.wa.us/npo/plans/wallford/wallhome.htm)) which hosted the web site of Team Wallingford, and other neighborhood articles including the web site of the Wallingford Network/Weaving Wallingford ([www.wallingford.org](http://www.wallingford.org)) which provides the “Neighborhood News” publication to over 300 community residents.

The Wallingford community has recently gone through the neighborhood planning process and has done considerable outreach to gain a clear understanding of community residents concerns about the issues and challenges facing the community over the next 20 years. A list of Wallingford community concerns and important issues has been prepared from the above mentioned sources. They are listed below.

The Wallingford community:

- ‘ Values the small locally-owned businesses along N. 45th Street and the Urban Village designation;
- ‘ Desires viable commercial space in new developments in commercial zones;
- ‘ Wants to develop neighborhood commercial design review guidelines;
- ‘ Encourages pedestrianism, transit access and bicycles;
- ‘ Supports the Wallingford Steps Project implementation to provide pedestrian linkage to Gas Works Park, Lake Union and the Burke Gillman Trail;
- ‘ Works to reduce traffic congestion throughout the neighborhood;
- ‘ Supports keeping housing affordable for working class residents;
- ‘ Encourages the maintenance of an attractive streetfront shopping district; and
- ‘ Works to maintain business health and shopping diversity.

## 3.3 COMMUNITY ORGANIZATIONS

Existing organizations within the Wallingford Community are listed below:

- ‘ Weaving Wallingford, also known as the Wallingford Network ([www.wallingford.org](http://www.wallingford.org));
- ‘ Wallingford Community Council;
- ‘ Wallingford Chamber of Commerce; and
- ‘ Wallingford Senior Center.

## 4.0 SITE CLEANUP AND REDEVELOPMENT PROCESS

### 4.1 MTCA PROCESS

In general, the Model Toxics Control Act (MTCA) identifies seven required steps to clean up a site. The seven steps include 1) Site Discovery, 2) Initial Investigation, 3) Site Hazard Assessment, 4) Hazard Ranking, 5) Remedial Investigation/Feasibility Study, 6) Selection of a Cleanup Action, and 7) Site Cleanup. The Nortar, former ATCO Site has advanced to Step 7. The Cleanup Action Plan (CAP) (Draft) Report was submitted for Ecology review on October 12, 1998. The CAP report presents the information required in Step 5-Remedial Investigation/Feasibility Study, Step 6-Selection of a Cleanup Action, and presents a plan for implementing Step 7-Site Cleanup. The specific regulations addressing these requirements are listed below.

- ' *WAC 173-340-350 State Remedial Investigation and Feasibility Study*
- ' *WAC 173-340-360 Selection of Cleanup Actions*
- ' *WAC 173-340-400 Cleanup Actions*
- ' *WAC 173-340-410 Compliance Monitoring Requirements*
- ' *WAC 173-340-440 Institutional Controls*
- ' *WAC 173-340-520 Consent Decrees*
- ' *WAC 173-340-600 Public Participation*
- ' *WAC 173-340-810 Safety and Health*
- ' *WAC 173-340-820 Sampling and Analytical Plan*

MTCA also incorporates the State of Washington Dangerous Waste Regulations (Chapter 173-303 of the Washington Administrative Code [WAC]) by reference. These regulations designate certain wastes as dangerous or extremely hazardous to the public health and the environment. They provide for surveillance and monitoring of such materials until they are safely addressed. These regulations also address manifesting and record keeping requirements and disposal facility criteria. The state Dangerous Waste Regulations incorporate the Hazardous Waste Management Act of 1976 (Chapter 70.15 RCW) and the Resource Recovery and Conservation Act (RCRA) over which the State has primacy, by reference. The Dangerous Waste Regulations apply to some of the constituents of concern that are present at the Site, in particular PCP.

### 4.2 CLEANUP AND REDEVELOPMENT TIMELINE

The following are key milestones in the cleanup and redevelopment process and tentative startup dates:

1. Prospective Purchaser Agreement Proposal Submittal – **January 1998**
2. SEPA Checklist Submittal – **January 1998**
3. Public Participation Plan Submittal- **January 1998**
4. Final Draft Cleanup Action Plan- **January 1998**
5. Public Comment Period (30 days for public review and comment)—**Jan-February 1999**
6. Complete and Record PPA Consent Degree— **February-March 1999**
7. Public Meeting (during the Public Comment Period)— **January 25, 1999**

8. Responsiveness Summary—**February 1999**
9. Engineering 90% Design (for CAP implementation) Document Submittal (to be completed 90 days after completion of responsiveness summary)—**June 1999**
10. Ecology Engineering 90% Design Document Review (30 days)—**July 1999**
11. Engineering 100% Design Document (15 days after Ecology Review)—**July 1999**
12. Ecology review of Engineering Design 100%
13. CAP Implementation (start 45 days from Final Engineering Design Document submittal) – **start in August 1999 and complete October 1999 (duration: 60 days)**
14. Draft Compliance Monitoring Report (complete 60 days from CAP Implementation completion, estimated to be December 1999)—**December 1999**
15. Ecology Compliance Monitoring Report Review (30 days from draft submittal)—**Feb 2000**
16. Final Compliance Monitoring Report Submittal (30 days from receipt of Ecology comments)—**April 2000**
17. No Further Action Letter/Restrictive Covenant From Ecology (30 days from submittal of Final Compliance Monitoring Report)—**May 2000**
18. Site ready for redevelopment – **estimated May 2000**

#### **4.3 PROSPECTIVE PURCHASER AGREEMENT**

MTCA gives the Attorney General the authority to agree to a settlement with a person not currently liable for site cleanup (also called remedial action) at a site. This settlement is called the Prospective Purchaser Agreement (PPA) and allows the person to propose to purchase, redevelop, or reuse a facility with environmental impacts under certain conditions. These conditions include:

- ' Facilitating environmental cleanup by providing substantial new resources;
- ' Expediting a remedial action; and
- ' If the proposed redevelopment does not contribute to the existing or threatened release of hazardous materials does not interfere with necessary remedial action and does not increase health risks to persons near the site.

The administrative mechanism for PPAs is the Consent Decree. A PPA proposal will be submitted under separate cover for Ecology review during December 1998. This proposal will describe in detail how Triad's proposed redevelopment meets the above conditions. Triad's proposal provides substantial community benefit through more beneficial site land use and providing an Ecology-approved environmental cleanup that would not otherwise occur. Upon acceptance by Ecology, the PPA will be incorporated into a Consent Decree and be available for public review and comment.

#### **4.4 SELECTED REMEDIAL OPTION**

The proposed site Cleanup Action Plan and cleanup levels consider the proposed redevelopment of the Site as light retail and residential land use. The property is currently zoned for industrial/commercial use. Cleanup levels based on an industrial setting are not proposed at this time. The proposed cleanup levels assume that the contract rezone from an industrial use to a commercial/residential use, currently under way, is successfully completed. The selected cleanup action will allow Triad to conduct redevelopment on a Site that meets residential cleanup levels. Residential cleanup levels are more stringent than industrial site cleanup levels.

This will ensure the health and safety of construction personnel and future tenants. The proposed Cleanup Action Plan includes:

- ' The excavation and off site disposal, or recycling where practical, of soil impacted with carcinogenic PAHs in excess of 1 mg/kg. By excavating the extent of carcinogenic PAHs in excess of 1 mg/kg other potential chemicals of concern will also be addressed with the exception of soil impacted with PCP.
- ' The excavation and containment of soil impacted with PCP in excess of 8.33 mg/kg in a designated area of the site. PCP above 8.33 mg/kg has been confirmed from one sample from one location at the site. This location is in the Wood Treatment Formulation Building. Additional characterization will be conducted during the Engineering Design for cleanup implementation. The anticipated volume of PCP-impacted soil is expected to be small (less than 15 cubic yards) and will be contained following Ecology's policies.
- ' The proposed cleanup action will also effectively eliminate the perched water zone and the potential for leaching of contaminants to groundwater from on-site source areas.

The selected remediation alternative represents the most practicable approach to protect human health and the environment, and meets MTCA and other regulatory criteria and the remedial objectives. To assure that protection of human health is achieved, institutional control measures will be undertaken to limit or prohibit activities that may interfere with the integrity of the cleanup action. Institutional controls appropriate for the Site will be described in a restrictive covenant on the property.

#### **4.5 REDEVELOPMENT CONSTRUCTION**

The Cleanup Action Plan will be implemented prior to initiating redevelopment construction. Redevelopment construction is tentatively scheduled for Fall 1999. Conventional construction activities are envisioned, as the environmental Site issues will have been addressed. A 1.5 story underground parking facility is included in the redevelopment. Final design of the redevelopment has not been completed. The redevelopment application and review process tasks will be communicated by Triad to the community in parallel with the environmental tasks.

## **5.0 PUBLIC PARTICIPATION ACTIVITIES AND RESPONSIBILITIES**

The purpose of this Public Participation Plan is to promote public understanding and participation in the Model Toxics Control Act (MTCA) cleanup planned for this Site. This section of the Plan addresses how Ecology will share information and receive public comments and community input on the Site cleanup. Ecology, working with Triad, retains lead responsibility for these activities.

As stated in the Introduction, public participation related to redevelopment will be the responsibility of Triad and will be addressed separately.

### **5.1 Public Involvement Tools**

Ecology uses a variety of tools aimed at facilitating public participation in the planning and cleanup of a MTCA site. The following is a list of these tools, their purpose and when and how they will be used during this Site cleanup.

#### **Formal Public Comment Period**

Comment periods are the primary way Ecology gets feedback from the public on proposed cleanup decisions. Comment periods are at least 30 days long—sometimes longer—and are required at key points during the cleanup process before final decisions are made. During a comment period, the public can comment in writing, by e-mail, or oral comments to Ecology and at the public hearing.

For the Nortar Site a comment period will be held between January and February 1999, depending on completion of Site documents. During this time, the community will have the opportunity to comment on the proposed Prospective Purchaser Agreement Consent Decree, Cleanup Action Plan, SEPA environmental checklist and Determination of Non-Significance (SEPA-DNS), and this Public Participation Plan.

#### **Public Meetings and Hearings**

MTCA requires a public hearing during the comment period for all proposed consent decrees. For other types of actions, an open house and/or public meeting is often held if there is a high level of interest about a site. Also, if ten or more people request one, a public hearing will be held. An open house is an opportunity for people to drop in and learn about the site in an informal setting.

The Nortar Site involves a draft consent decree and a high level of interest, therefore, an open house and public hearing will be held in January 1999, during the comment period.

#### **Responsiveness Summaries**

After every public comment period, Ecology reviews and responds to all comments received, both oral and written, in a responsiveness summary. Ecology considers changes or revisions based on the input from the public. If significant changes are recommended, then a second comment period is held. If no significant changes are recommended, then the Prospective

Purchaser Consent Decree is finalized and recorded in Washington State Superior Court and the Cleanup Engineering Design begins. A copy of the responsiveness summary is sent to all people who submitted comments and it is also made available at the Information Repositories with the other pertinent site documents.

## **Information Repositories**

Information repositories are convenient places where you may read and review site information. The information repositories are often at libraries or community sites where the public has access. During the comment period, the site documents will be available for review at each repository. Documents remain at the repositories for the entire duration of the cleanup. Ecology's Central Files can make copies of documents for a fee.

For the Nortar Site cleanup, the information repositories will be:

Seattle Public Library Downtown Branch Govt Documents-2 <sup>nd</sup> Floor 1000 4 <sup>th</sup> Ave. SW Seattle (206) 386-4636	Seattle Public Library Wallingford Wilmot Branch 4423 Densmore Ave N. Seattle (206) 684-4088	Department of Ecology Northwest Regional Office 3190 160th Avenue SE Bellevue (425) 649-7190
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Site information and documents will also be posted on the Ecology web site at [www.wa.gov/ecology](http://www.wa.gov/ecology).

Documents available at these repositories will include drafts of the Prospective Purchaser Agreement Consent Decree, Cleanup Action Plan, SEPA documents, and this Plan.

## **Site Register**

One of the Department of Ecology Toxics Cleanup Program's primary communication tools is the Site Register. All public meetings and comment periods as well as many other site activities are published in this bi-monthly report. This public comment period will be announced in the Site Register in January. To receive the Site Register, contact Sherrie Minnick at (360) 407-7200 or [shan461@ecy.wa.gov](mailto:shan461@ecy.wa.gov).

## **Mailing List**

MTCA requires that notice shall be mailed to persons who reside within the potentially affected vicinity of the proposed action. The potentially affected vicinity shall include all property within 500 feet of the site and any other property that is determined to be directly affected by the proposed action.

Ecology will compile a mailing list for this Site. The list will include the above plus other individuals, groups, public agencies, elected officials, and private businesses and industries that request site-related mailings, as well as other known interested parties. The list will be maintained at Ecology's NWRO and will be updated as needed.

## **Fact Sheets**

Fact sheets are site-specific newsletter-like publications that are mailed to interested persons, business and government agencies in and around affected communities. The fact sheet is used

as a public notice to inform them of comment periods and important site activities. Fact sheets are also used to informally update the community on the progress of the site cleanup.

For this Site, a fact sheet will be mailed during January 1999 to announce the formal comment period, public hearing and availability of site documents to be reviewed. Future fact sheets will periodically update the community on the progress of the site cleanup.

### **Notice/Display Ads**

Notice of the proposed action and comment period shall be published in the newspaper of largest circulation in the city or county of the proposed action. Display ads are preferred as they are easier to find and easier to understand compared to legal notices.

The public notice/display ad for the Nortar site to announce the comment period and public hearing will be placed in The Seattle Times, the Seattle Post Intelligencer and the North Central Outlook News. Information about the site may also be posted on the Wallingford Network web site under Neighborhood News.

## **5.2 Plan Updates**

This Public Participation Plan may be updated as the project proceeds. If an update is necessary then the revised plan will be submitted to the public for comment.

## **5.3 Public Points of Contact**

### **Department of Ecology**

3190 160th Avenue SE  
Bellevue WA 98008-5452

Site Manager, Maura S. O'Brien  
(425) 649-7249  
mobr461@ecy.wa.gov

Public Involvement,  
Christine Corrigan  
(425) 649-7254  
csun461@ecy.wa.gov

### **Triad Northlake LLC**

Ross Woods  
2815 Alaskan Way, Suite 228  
Seattle, Washington 98121  
(206) 374-0414  
ross@triaddev.com

### **Nortar, Inc.**

William Staley, Jr.  
PO Box 85809  
Seattle, WA 98145-1809  
(206) 860-9641  
Fax (206) 325-9047

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